

LOT 14 BLOCK 1 SHADY OAKS ACRES  
789-1127, 801-185, WD 1182-2435,

HINSON DYLAN L/HINSON TOBIE ALEXIS  
194 SW SHADY OAK WAY  
LAKE CITY, FL 32024-4018

**2026**

20-4S-16-03078-014  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	60	100	
BAS	1,236	100	
FOP	90	30	
TOTALS	1,386		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100%	- 2019																				
Heated Area: 1296						HX Base Yr 2019																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/08/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/08/2025	MLU
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VALUATION SUMMARY						
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD			
BUILDING MARKET VALUE			130,395			
TOTAL MARKET OB/XF VALUE			500			
TOTAL LAND VALUE - MARKET			26,000			
TOTAL MARKET VALUE			156,895			
SOH/AGL Deduction			50,650			
ASSESSED VALUE			106,245			
TOTAL EXEMPTION VALUE	HX HB		51,411			
BASE TAXABLE VALUE			54,834			
TOTAL JUST VALUE			156,895			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			159,266			
SALE:2:1: LOT 14 BLK 1 SHADY OAKS ACRES UNIT 1 \$.7						
SALE:1:1: LOT 14 BLOCK 1 SHADY OAKS ACRES UNIT I						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
41179	ELECTRICAL		01/19/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0563	8/06/2018	WD	Q	I	01	118,000
GRANTOR: C TODD SAMPSON						
GRANTEE: DYLAN L & TOBIE ALE						
1322/1234	9/22/2016	WD	U	I	37	33,000
GRANTOR: ROBERT A & MEYNA M WI						
GRANTEE: C TODD SAMPSON (MAR)						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	DECKING	0	100	0	0		1.00	UT	0.00	1993
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	2014
TOTALS											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							